

418 COBURG RD



FOR LEASE IN EUGENE, OREGON > APPROX 1,500 SF

ADDRESS

418 Coburg Road, Eugene, OR

AVAILABLE SPACE

Approximately 1,500 SF

RENTAL RATE

Please call for details

TRAFFIC COUNTS

Coburg Rd – 23,036 ADT ('24)

HIGHLIGHTS

- High profile, high visibility space adjacent to Batteries Plus Bulbs.
- Located in Eugene's most dynamic shopping area!
- Pylon signage available.



COMMERCIAL
REALTY ADVISORS
NORTHWEST LLC

Mark Banta

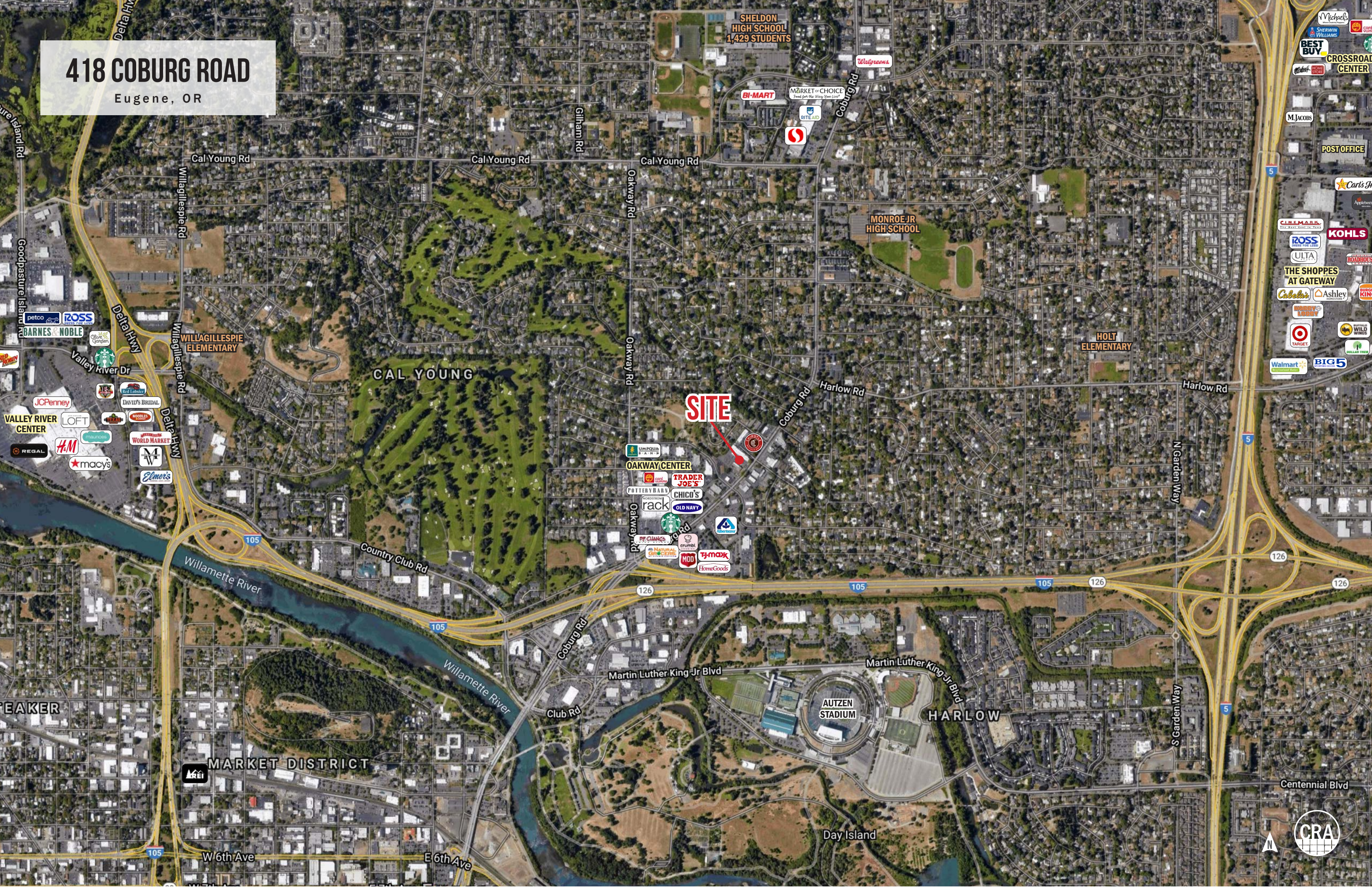
503.758.9573 | mark@cra-nw.com

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www.cra-nw.com

418 COBURG ROAD

Eugene, OR



SITE

SHELDON HIGH SCHOOL
1,429 STUDENTS

MONROE JR HIGH SCHOOL

HOLT ELEMENTARY

WILLAGILLESPIE ELEMENTARY

OAKWAY CENTER

AUTZEN STADIUM

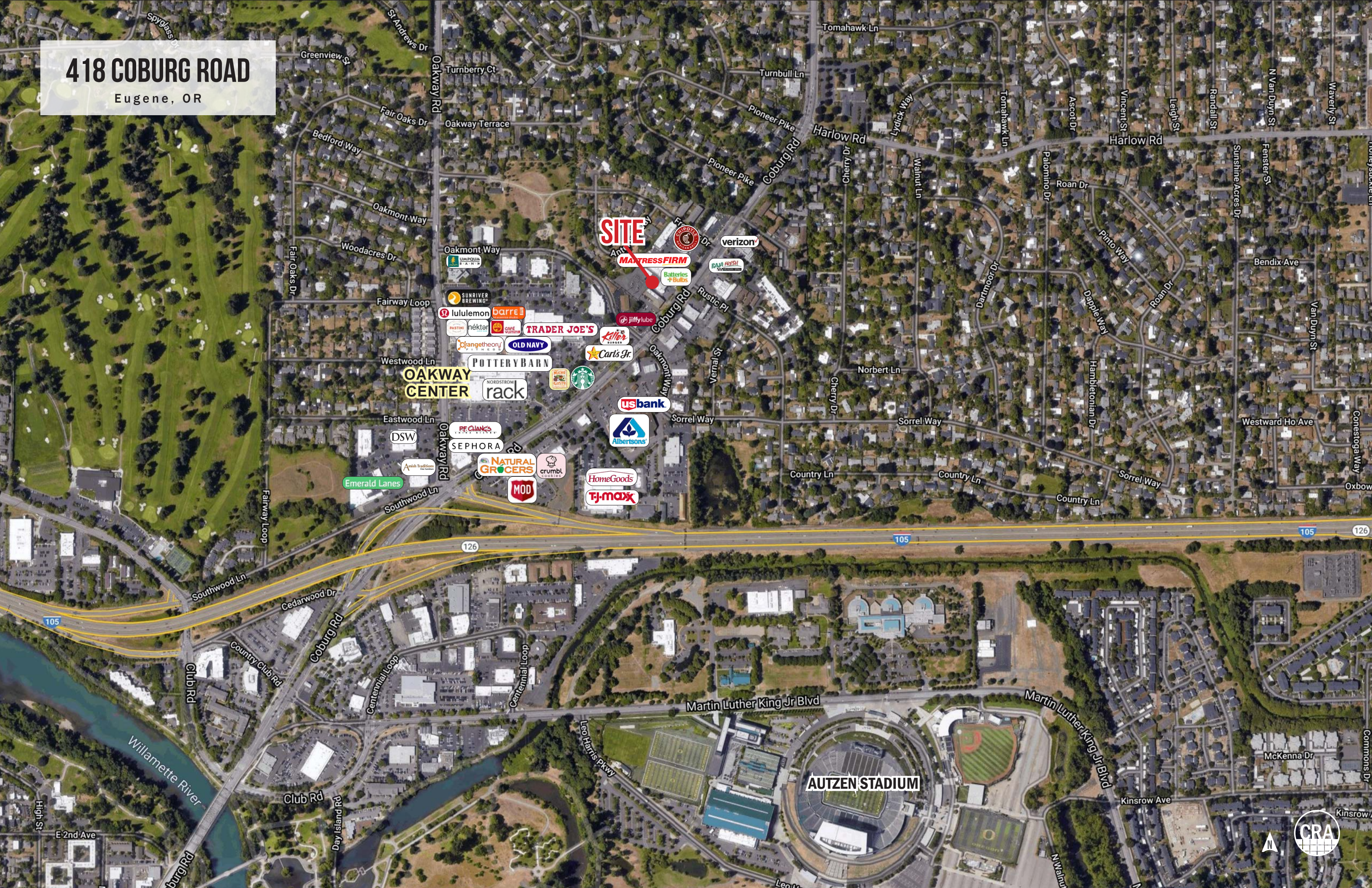
MARKET DISTRICT

HARLOW



418 COBURG ROAD

Eugene, OR



SITE

MATTRESS FIRM

verizon

TRADER JOE'S

OAKWAY CENTER

POTTERY BARN

rack

usbank

Albertsons

NATURAL GROCERS

HomeGoods

TJ-maxx

AUTZEN STADIUM



418 COBURG ROAD

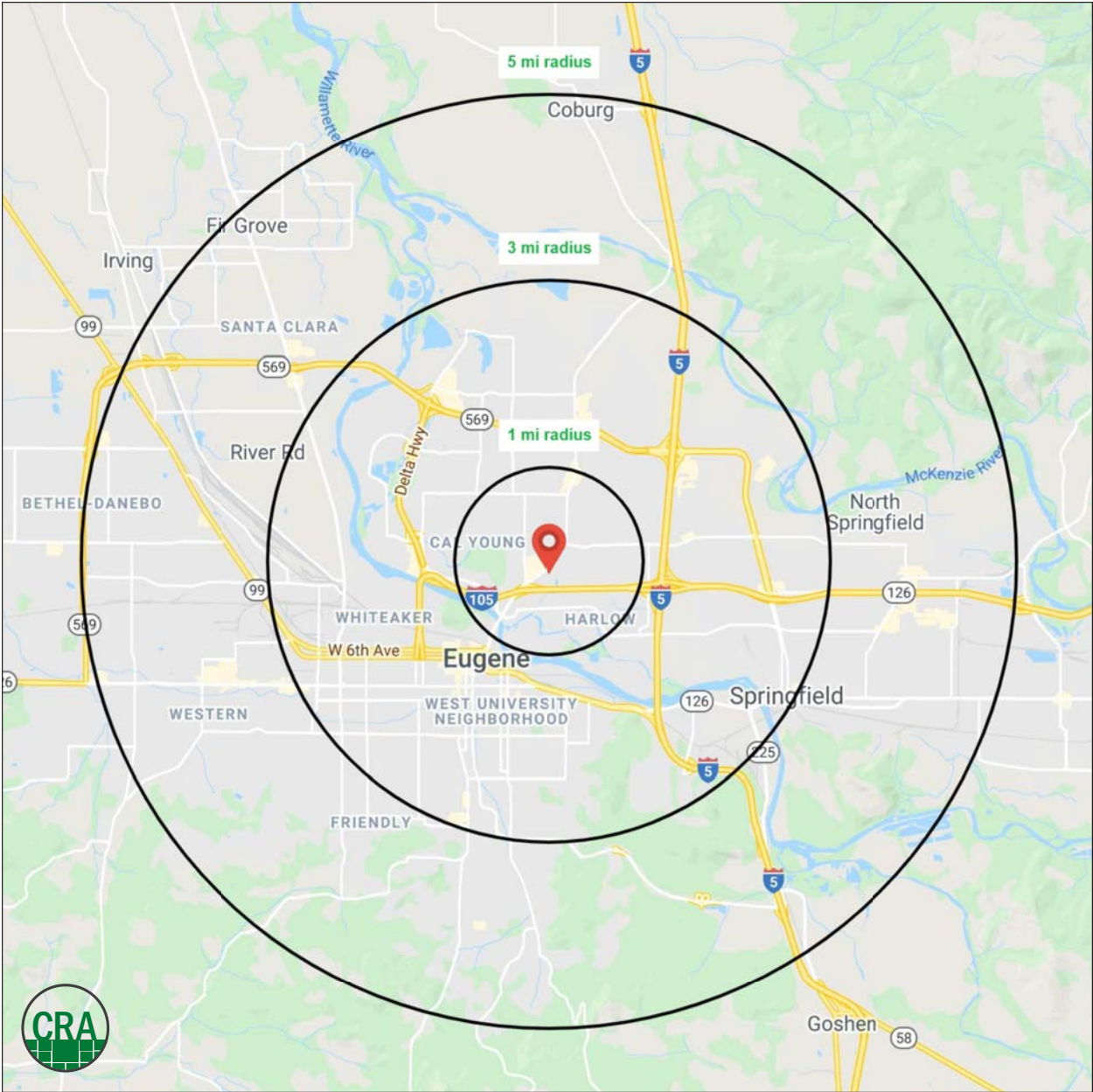
Eugene, OR

DEMOGRAPHIC SUMMARY

Source: Regis - SitesUSA (2025)	1 MILE	3 MILE	5 MILE
Estimated Population 2024	12,322	119,323	215,442
Estimated Households	5,843	53,282	92,118
Average HH Income	\$100,978	\$87,851	\$95,251
Median Home Value	\$506,810	\$474,172	\$453,821
Daytime Demographics 16+	11,904	105,775	170,946
Some College or Higher	81.5%	78.2%	75.1%

\$100,978
Average Household Income
1 MILE RADIUS

37.4
Median Age
1 MILE RADIUS



Summary Profile

2010-2020 Census, 2024 Estimates with 2029 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 44.067/-123.0732

418 Coburg Rd Eugene, OR 97401	1 mi radius	3 mi radius	5 mi radius
Population			
2024 Estimated Population	12,322	119,323	215,442
2029 Projected Population	12,126	119,711	213,077
2020 Census Population	12,358	116,639	215,188
2010 Census Population	11,680	104,203	194,725
Projected Annual Growth 2024 to 2029	-0.3%	-	-0.2%
Historical Annual Growth 2010 to 2024	0.4%	1.0%	0.8%
2024 Median Age	37.4	35.2	37.9
Households			
2024 Estimated Households	5,843	53,282	92,118
2029 Projected Households	5,865	54,792	93,198
2020 Census Households	5,738	51,126	90,266
2010 Census Households	5,250	45,617	82,905
Projected Annual Growth 2024 to 2029	-	0.6%	0.2%
Historical Annual Growth 2010 to 2024	0.8%	1.2%	0.8%
Race and Ethnicity			
2024 Estimated White	79.9%	80.4%	81.2%
2024 Estimated Black or African American	2.1%	2.0%	1.8%
2024 Estimated Asian or Pacific Islander	5.6%	5.2%	4.4%
2024 Estimated American Indian or Native Alaskan	0.7%	0.7%	0.8%
2024 Estimated Other Races	11.7%	11.6%	11.8%
2024 Estimated Hispanic	11.0%	10.8%	11.0%
Income			
2024 Estimated Average Household Income	\$100,978	\$87,851	\$95,251
2024 Estimated Median Household Income	\$79,383	\$65,960	\$71,501
2024 Estimated Per Capita Income	\$48,051	\$39,736	\$41,281
Education (Age 25+)			
2024 Estimated Elementary (Grade Level 0 to 8)	1.4%	1.8%	2.0%
2024 Estimated Some High School (Grade Level 9 to 11)	2.8%	3.8%	4.2%
2024 Estimated High School Graduate	14.3%	16.2%	18.8%
2024 Estimated Some College	20.9%	23.1%	24.1%
2024 Estimated Associates Degree Only	10.2%	9.3%	9.3%
2024 Estimated Bachelors Degree Only	30.3%	25.4%	23.4%
2024 Estimated Graduate Degree	20.0%	20.4%	18.3%
Business			
2024 Estimated Total Businesses	881	7,240	11,214
2024 Estimated Total Employees	7,719	64,702	98,900
2024 Estimated Employee Population per Business	8.8	8.9	8.8
2024 Estimated Residential Population per Business	14.0	16.5	19.2

For more information, please contact:

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



**COMMERCIAL
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NORTHWEST LLC**

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The information herein has been obtained from sources we deem reliable. We do not, however, guarantee its accuracy. All information should be verified prior to purchase/leasing. View the Real Estate Agency Pamphlet by visiting our website, www.cra-nw.com/home/agency-disclosure.html. CRA PRINTS WITH 30% POST-CONSUMER, RECYCLED-CONTENT MATERIAL.